047.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,900 / 918,900
					USE VALUE:	918,900 / 918,900
					ASSESSED:	918,900 / 918,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLAUER MICHAEL &
Owner 2:	PELLAUER SHAUNA
Owner 3:	
Street 1:	22 JEAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NENOPOULOS ANTONY C -
Owner 2:	-
Street 1:	22 JEAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,292 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1768 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4292.000	474,400	5,500	439,000	918,900
Total Card	0.099	474,400	5,500	439,000	918,900
Total Parcel	0.099	474,400	5,500	439,000	918,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.74 | /Parcel: 519.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33813
GIS Ref:
GIS Ref:
Insp Date: 04/16/09

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	474,500	5500	4,292.	439,000	919,000	919,000	Year End Roll	12/18/2019
2019	101	FV	356,600	5500	4,292.	466,400	828,500	828,500	Year End Roll	1/3/2019
2018	101	FV	356,600	5500	4,292.	340,200	702,300	702,300	Year End Roll	12/20/2017
2017	101	FV	356,600	5500	4,292.	296,300	658,400	658,400	Year End Roll	1/3/2017
2016	101	FV	356,600	5500	4,292.	252,400	614,500	614,500	Year End	1/4/2016
2015	101	FV	209,800	5500	4,292.	246,900	462,200	462,200	Year End Roll	12/11/2014
2014	101	FV	209,800	5500	4,292.	203,000	418,300	418,300	Year End Roll	12/16/2013
2013	101	FV	209,800	5500	4,292.	193,200	408,500	408,500		12/13/2012

!4034!

PRINT

Date	Time
12/10/20	19:07:37

LAST REV

Date	Time
06/15/16	14:21:11

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4034

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NENOPOULOS ANTO	65764-311		7/21/2015		785,000	No	No		
O DONOGHUE MARY	64540-209		11/20/2014	Change>Sale	552,000	No	No		
	16579-207		11/1/1985		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	33813
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2015	219	Heat App	8,500					Install 2 HVAC sys
12/31/2014	1761	Redo Kit	48,000					Kitchen, add bath,

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	Sales Review	PT	Paul T
4/12/2016	SQ Returned	EMK	Ellen K
6/16/2015	Permit Insp	PC	PHIL C
4/16/2009	Meas/Inspect	372	PATRIOT
3/1/2000	Meas/Inspect	270	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4292		Sq. Ft.	Site		0	80.	1.28	1									439,010						439,000	

Total AC/HA: 0.09853 | Total SF/SM: 4292 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,010 | Spl Credit | Total: 439,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24389136
Const Adj.:	0.98990101
Adj $ / SQ:	160.073
Other Features:	109521
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497274
Depreciation:	22875
Depreciated Total:	474399

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

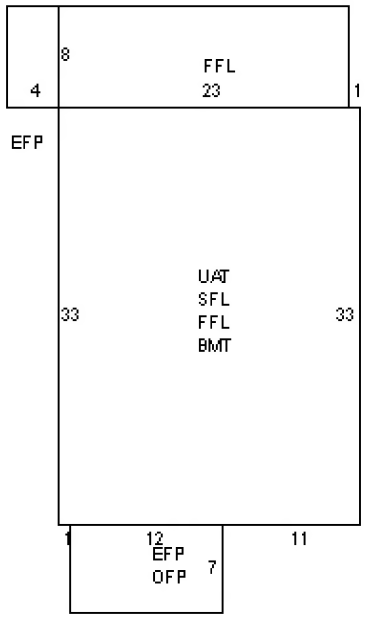
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.08
Special Features:	0	Val/Su Net:	160.38
Final Total:	474400	Val/Su SzAd	268.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	976	160.070	156,231
BMT	Basement	792	48.020	38,033
SFL	Second Floor	792	160.070	126,778
UAT	Upper Attic	198	64.030	12,678
EFP	Enclos Porch	116	50.180	5,821
OFP	Open Porch	84	35.780	3,005

Net Sketched Area:	2,958			Total:	342,546
Size Ad	1768	Gross Are	3552	FinArea	1768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1925	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500